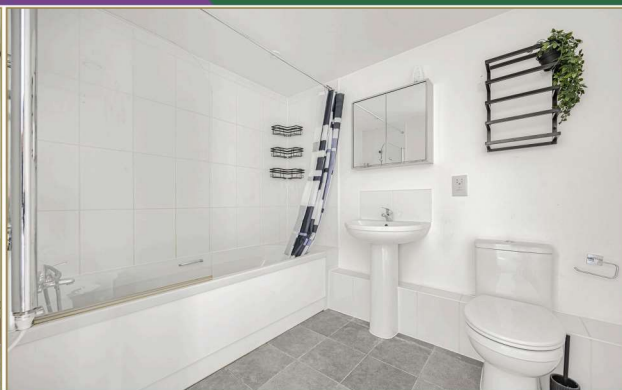


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SOVEREIGN COURT 318A, KINGS ROAD , READING, RG1 4JG

£1,800 pcm

Offered to the market this well presented first floor two bedroom apartment offering 20ft living/dining/ kitchen area, two bathrooms and parking for one car. Reading town centre, The Oracle and Reading mainline station is a short walk away. Good access links to A329 and M4 junction 11.

Offered to the market unfurnished and available now..

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,788.46 (based on the advertised rent)

EPC Rating: D Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE HALL

Communal entrance hall with stairs leading to;

ENTRANCE HALL

Private entrance hall with phone entry system, carpet, electric radiator and doors leading to;



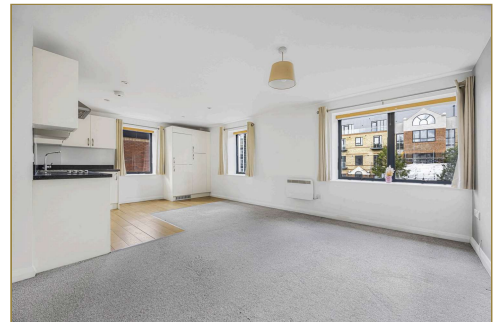
KITCHEN AREA

Modern Kitchen area with a range of eye and base level units with appliances including electric oven, electric hob, extractor fan, dishwasher washing machine, fridge / freezer and side aspect window

LIVING / DINING AREA

20'8 (6.3m) x 13' (3.96m)

Large living / dining area with front aspect window, electric radiator and carpet/



BEDROOM ONE

Side aspect window, electric radiator, built in wardrobes and door leading to;



EN SUITE SHOWER ROOM

Comprises walk-in shower, low level wc, basin with storage under and electric towel rail



BEDROOM TWO

15'3 (4.65m) x 9'2 (2.79m)

Front aspect window, carpet, electric radiator and built in wardrobe.



FAMILY BATHROOM

Comprises low level wc, basin and bath with shower over

PARKING

Secure parking for 1 car

COUNCIL TAX

Band C

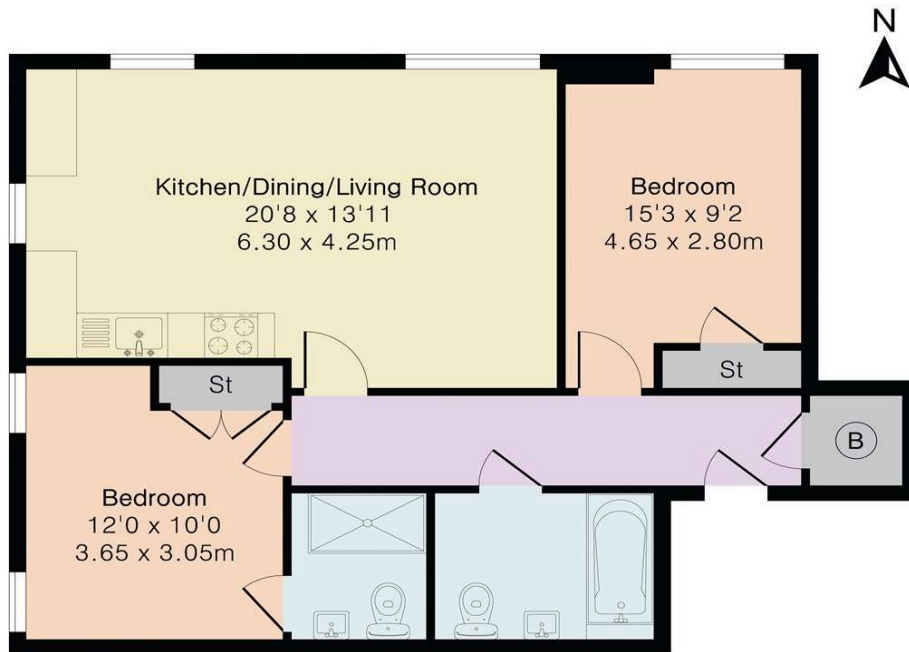
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £54,000 per annum

FLOORPLAN**Approximate Gross Internal Area 729 sq ft - 68 sq m**

First Floor